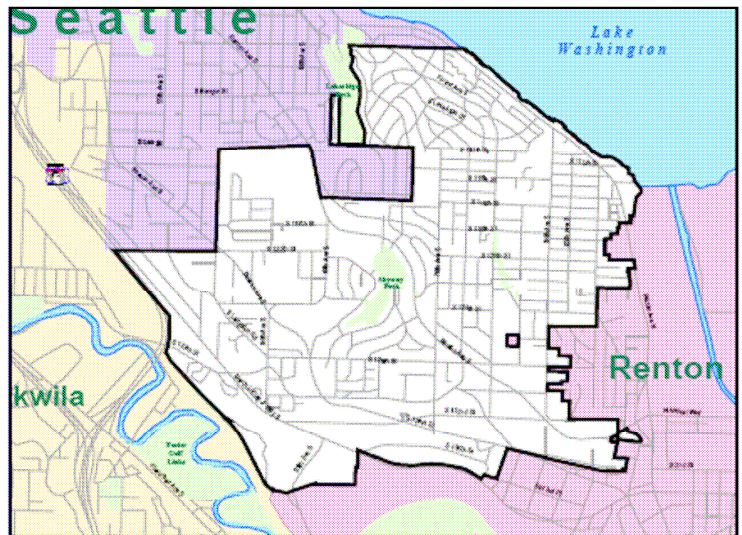


# West Hill

## Potential Annexation Area

West Hill is an unincorporated island bordering the southern end of Lake Washington, surrounded by the cities of Seattle, Renton and Tukwila. It is comprised of the neighborhoods of Bryn Mawr, Lakeridge, Skyway, and Earlington. The area is primarily residential and is supported by older and increasingly fewer commercial establishments. West Hill is one of three Renton potential annexation areas.



### QUICK FACTS

Land Area: 1,958.08 Acres or 3.06 Square Miles

King County Council District: 2, 8 and 5

School District: 403 Renton

Water District: Bryn Mawr, Skyway

Sewer District: Bryn Mawr, Skyway

Fire District: 20

Annexing City: Renton

Annexation Status:

### TAX INFO

2008 Assessed Valuation: \$1,523 million  
'08 Uninc.Area Levy (\$1.605 per 1,000): \$2,444,870

2008 Real Estate Sales: \$587,264  
Local Option REET Revenue (0.5%): \$293,632

2007 Taxable Retail Sales: \$65 million  
Local Option Sales Tax Rev (0.85% of 1%): \$547,220

### EMPLOYMENT

Number of Business Units: 158

Year 2007 Total Jobs: 1,280  
Manufacturing: \*  
Wholesale/Utilities: \*  
Retail: 97  
Finance/Services: 550  
Government/Education: 431  
Construction/Resource: 107

Source: WA Employment Security Dept. 2007

### INCOME

Median Household Income: \$47,385  
Number of Households: 5,570

Household by Income Category:  
0 – 80% 2,430 (44%)  
80 – 140% 1,810 (32%)  
140%+ 1,330 (24%)

Source: 2000 US Census

### DEMOGRAPHICS

2000 Census Population: 13,977  
2008 Population: 14,900  
Pop. Per Sq. Mile: 4,869

Median Age: 38.0

Age Structure:

17 and under	3,190	(22.8%)
18 – 64	8,850	(63.3%)
65 and over	1,940	(13.9%)

Race Categories:

Non-hispanic White	5,960	(43%)
Black or African Am.:	3,500	(25%)
Asian and Pacific Is:	3,100	(22%)
Native Am. and other:	100	(1%)
Hispanic or Latino:	620	(4%)
Two or more race:	700	(5%)

### HOUSING

Total Housing Units: 5,780  
Single Family: 4,190 (72.5%)  
Multifamily: 1,390 (24%)  
Mobile Homes: 200 (3.5%)

Percent Homeowners: 66.7%  
Average Household Size: 2.50  
Median House Value: \$181,400  
Median 2 Bedroom Rental: \$742

Source: 2000 US Census

### DEVELOPMENT ACTIVITY

2007 New Residential Permits: 33  
Single Family: 33  
Multifamily: 0 / 0

2007 Formal Plats/Lots:  
Applications: 1 / 31  
Recordings: 0

2007 Residential Land Capacity:

Vacant: In Acres: 78.57  
In Units: 788

Redevelopment: In Acres: 138.82  
In Units: 1,402